



LAKEWOOD DOWNTOWN MIXED-USE DEVELOPMENT

CASTO
NORTH POINTE REALTY
DIMIT ARCHITECTS
EDGE
PACE FINANCIAL
SANDVICK ARCHITECTS
STIFEL NICOLAUS
WHITING-TURNER



ROME



PARIS



PORTLAND



CHICAGO



LAKESWOOD



THE VISION

“...to create a place where *your* grandchildren will raise *their* children”



THE TEAM

CASTO & North Pointe Realty - Broad experience with Lakewood roots



THE TEAM | CASTO

Over 90 years of experience

A portfolio with over 23 million SF of retail space in 100+ properties

Since 1995 25+ projects with over 5,000 residential units and \$610 million in value



THE TEAM | NORTH POINTE REALTY

48 years of experience

Office building focus with over 40 individual real estate projects in Northeast Ohio

In 2016 alone, 200 local leasing transactions representing 500,000 SF

33 years of owning real estate and serving clients in Lakewood



THE TEAM | CASTO & NORTH POINTE REALTY

139 years of combined real estate development experience

Broad national expertise with deep local roots

Developers with a long-term hold philosophy and a long-term vision for Lakewood



THE VISION

A transformative mixed-use project that meets the needs of the community, enhances current assets and better positions Lakewood for the future.



THE VISION

A plan reflective of a streetcar suburb, that enhances and complements the existing business community.



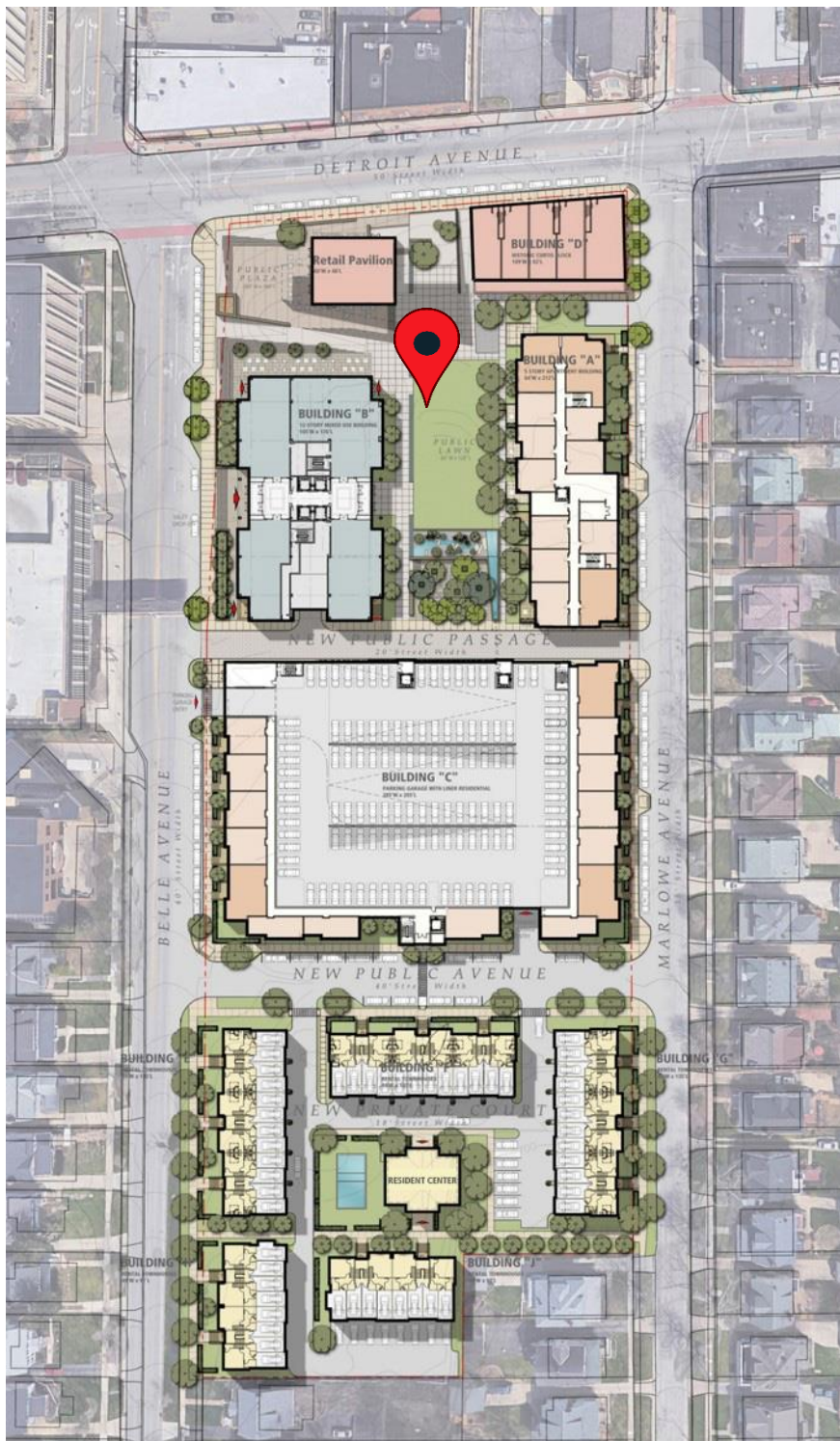
THE VISION

To appropriately engage the surrounding neighborhood and to weave into the existing community fabric.



THE PLAN

A dynamic mix of uses organized around an energized system of public open space.



NORTH BLOCK

Retail, apartments and Class A office organized around a central public green space. The design preserves the historic character of the neighborhood and the Curtis Block building.



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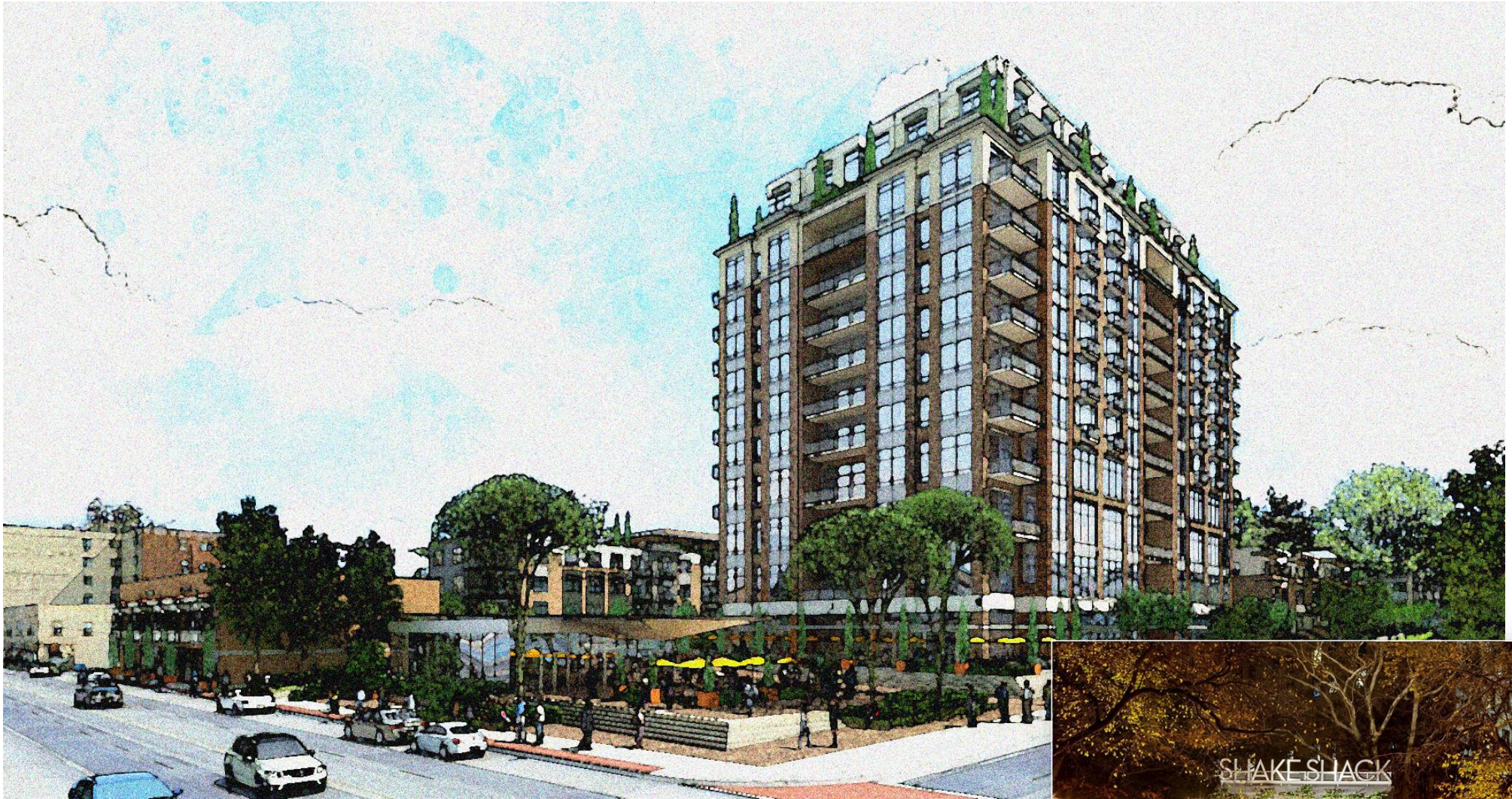
THE TOWER

The twelve-story tower connects to the lawn and plaza, bringing people to live, work and play in downtown Lakewood.



MARLOWE APARTMENTS

A four-level apartment building maintains the residential scale of Marlowe Ave.



THE PLAZA

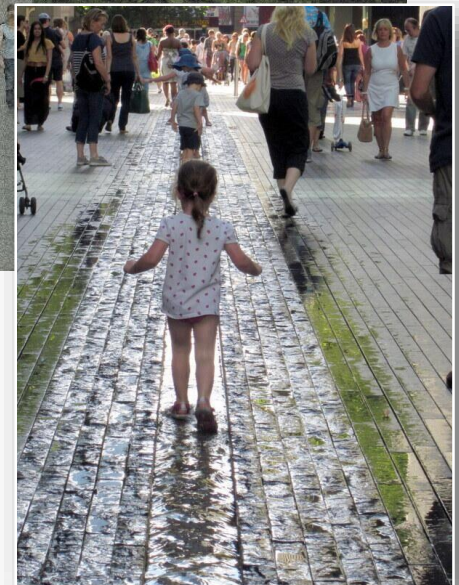
The new “front porch” for Detroit Avenue, activates the corner of Detroit and Belle and draws pedestrian traffic into the site.

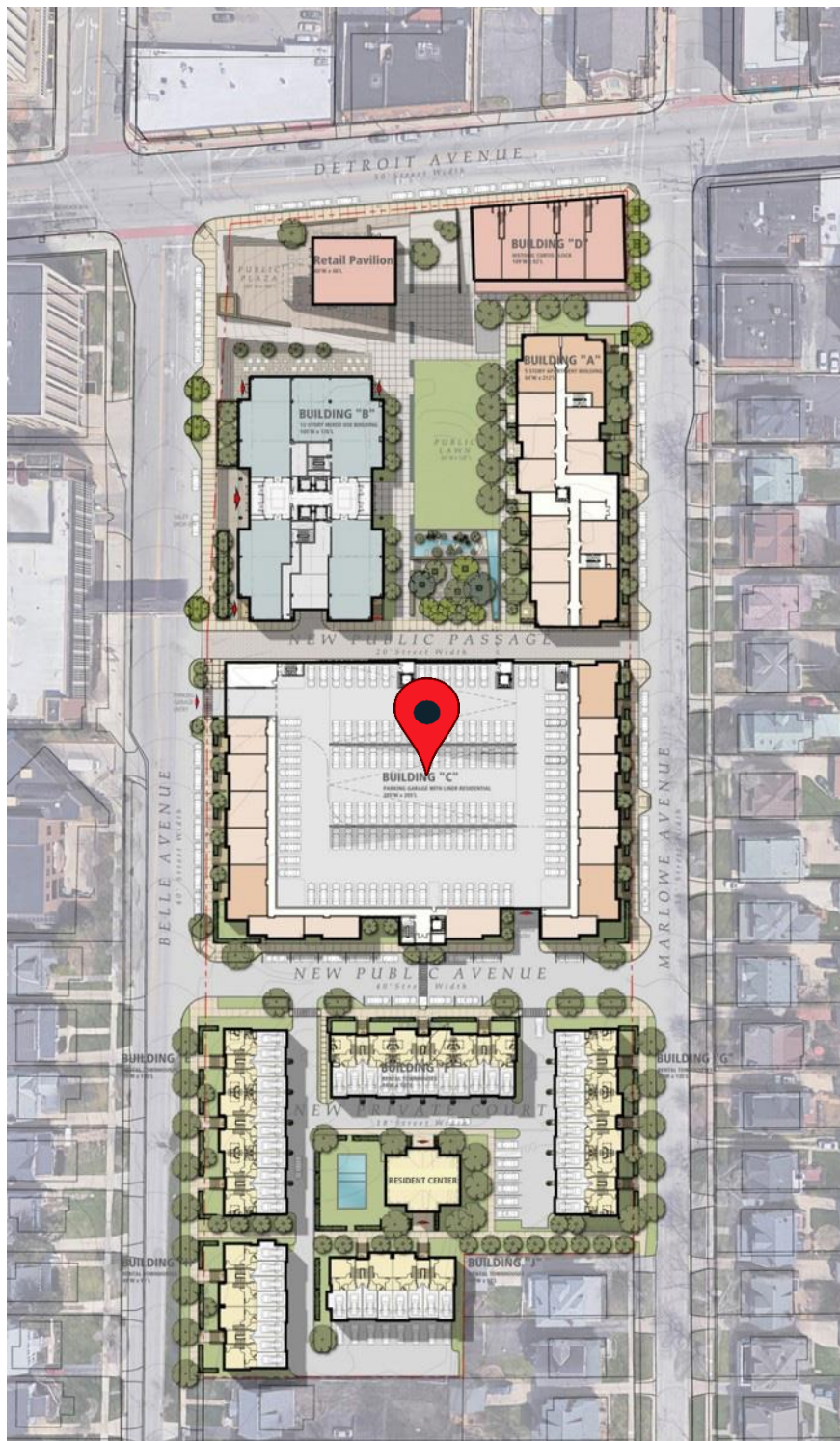




THE LAWN & THE GROVE

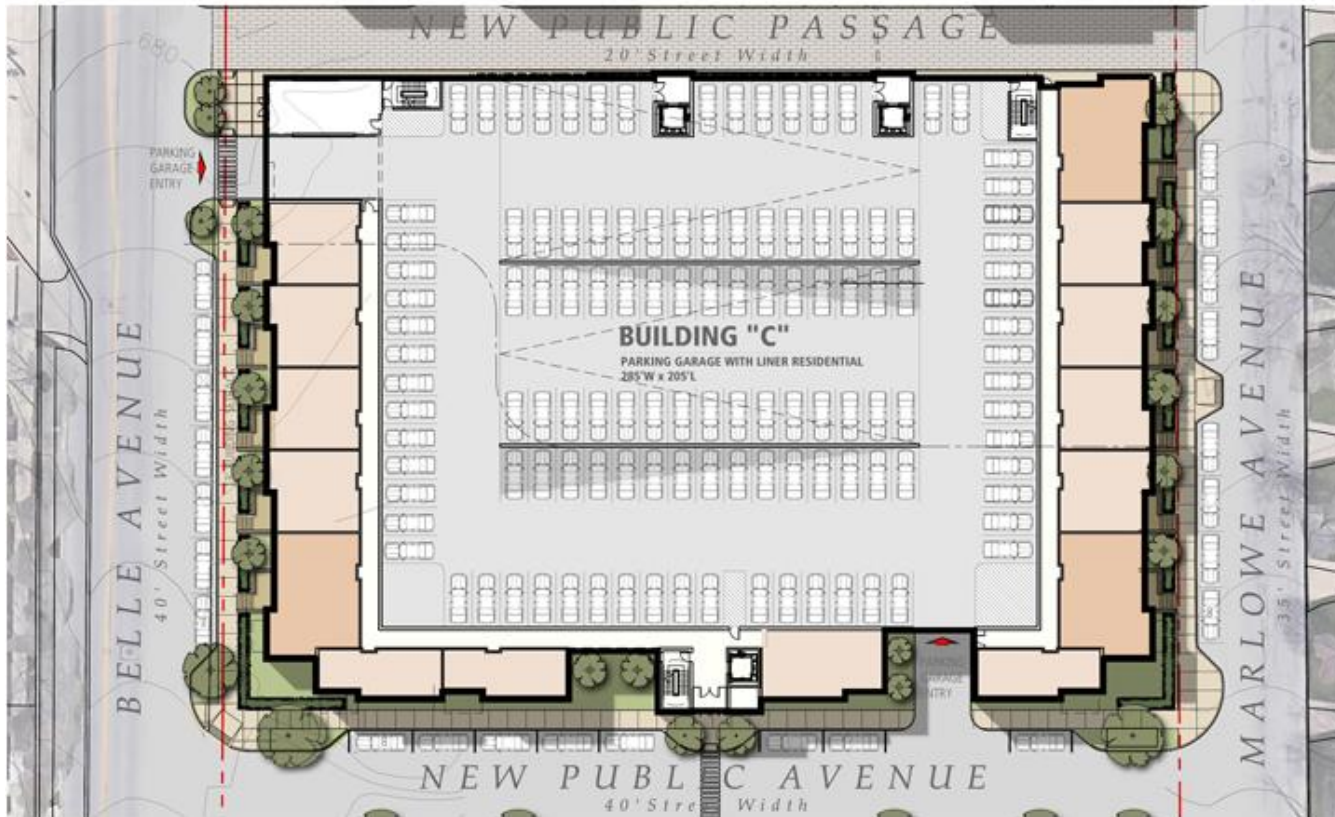
7,200 square feet of multi-purpose space designed for daily use by residents, workers and the public.





MID BLOCK

Parking garage lined with residential apartments.



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Parking garage lined with residential apartments.



Section Study



Elevation Study

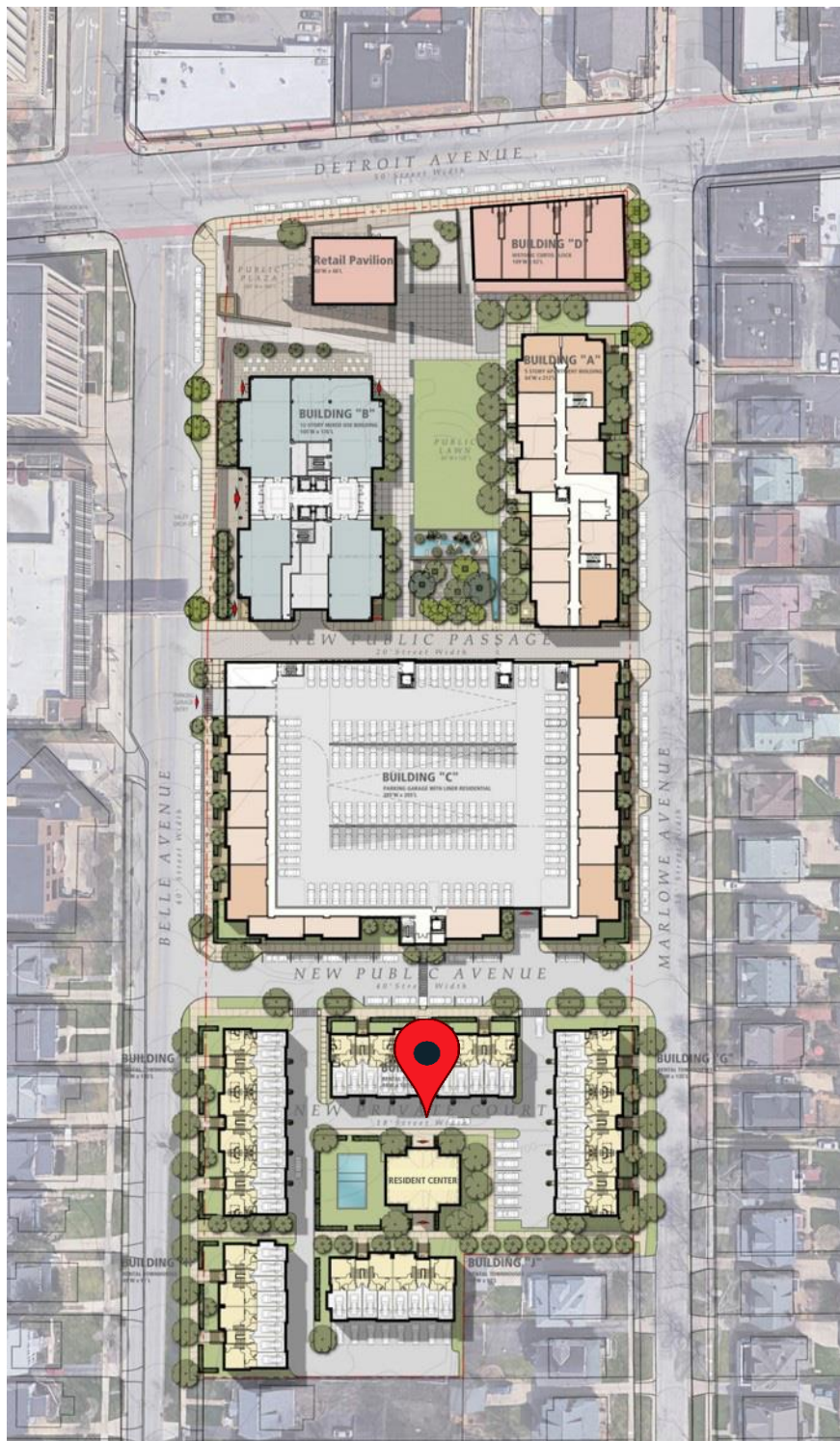
MID BLOCK

A three-level 441 car parking garage lined with townhome units, and art and landscaping opportunities on the north façade.



MID BLOCK

Parking and residential that integrates with the neighborhood.



SOUTH BLOCK

Townhome buildings arranged around a resident center, featuring a lower-scale to seamlessly transition into the current residential fabric.



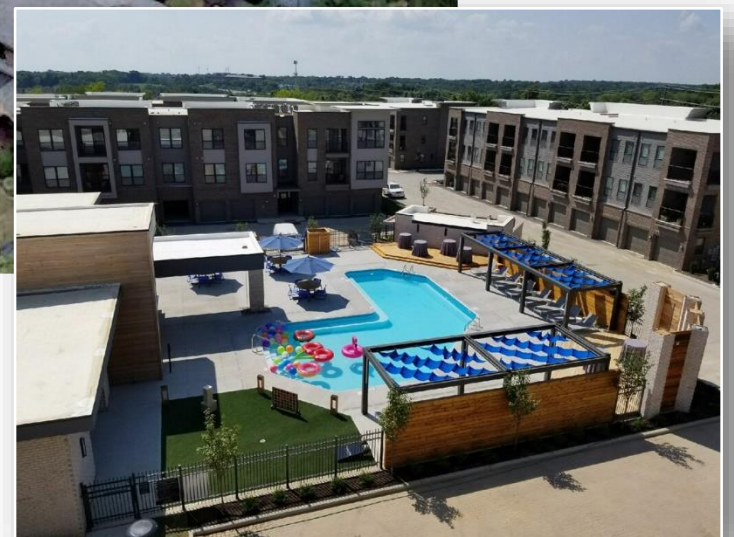
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NEW PUBLIC AVENUE

Circulates traffic around the site, while increasing connectivity to the neighborhood.

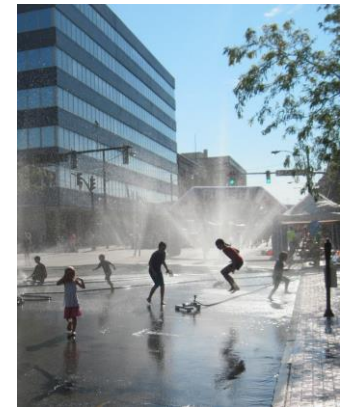




MARLOWE TOWNHOMES

New townhomes with modern amenities, in keeping with the scale of the neighborhood.





COMMUNITY OUTREACH

A collaborative approach between the city, the development team, and the community.



[Click here to watch a video illustrating the vision for Downtown Lakewood](#)

THE PARTNERSHIP

“...to create a place where *your* grandchildren will raise *their* children”



THANK YOU

We recognize this as a once in a lifetime opportunity for the city of Lakewood and its residents. We believe the key to the successful development of this site is transparency and collaboration between the development team, the city and the community.